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Board of County Commissioners Agenda Request 15

Date of Meeting: 3/26/2002

Date Submitted: 3/21/2002

TO: Honorable Chairman and Members of the Board
FROM: Parwez Alam, County Administrator
Michael C. Willett, Director of Public Works
SUBJECT: Cloudland Drive 2/3 - 2/3 Paving Project Status Report

Statement of Issue:

This agenda item provides a status report in response to Charles U. Smith's letter dated February 14, 2002, letter (Attachment #1) to the Board of County Commissioners.

Background:

Cloudland Drive, a private paved street, is located in Township 1 North, Range 1 East, Section 14. It is approximately 1800 feet in length and lies just north of Interstate 10 and just east of Lakeshore Drive between Arlington Road and Mays Road (Attachment #2, Location Map).

In 1994, staff provided the property owners on Cloudland Drive, a preliminary estimate of \$56,000 for the County to initiate a 2/3 - 2/3 paving project which was limited to upgrading the road. The cost of the road upgrade would be assessed to the affected property owners. A petition was never submitted by the affected property owners based on this estimate.

At the September 18, 2001 Board meeting, a petition (Attachment #3) was presented, signed by 13 of the 17 Cloudland Drive property owners, requesting the county accept Cloudland Drive as a county-maintained road and make repairs to the street and stormwater drainage. The Board refused to accept the petition and suggested the property owners utilize the 2/3 - 2/3 paving approach. In addition, the Board directed staff to meet with the homeowners to re-introduce and discuss the 2/3 - 2/3 paving procedures and, if the property owners so desired, they could initiate a new petition.

Analysis:

The petition presented at the September 18, 2001 Board meeting, references a runoff area coming from Ortega Drive. Ortega Drive is also a private paved street that was upgraded using the

2/3 - 2/3 paving process and is now a county-maintained street. The Ortega Drive 2/3 - 2/3 paving project was limited to resurfacing the existing paved street, which did not change existing conditions, including any drainage alterations.

When assisting the Cloudland Drive property owners in preparing the new petition, staff updated the preliminary estimate to \$202,500, which reflects current regulations and permitting requirements (Attachment 4). The updated estimate and petition was delivered to the property owners at an October 25, 2001 homeowners meeting.

The 1994 estimate addressed overlaying the existing road surface, minor base repair, roadside drainage improvements and driveway reconnections. Due to added deterioration and more stringent requirements for the Lake Jackson area, the updated estimate includes: complete base reconstruction; clearing and reconstruction of the roadside ditches; double the amount of driveway reconnections; installing a crossdrain under Cloudland Drive for conveying stormwater runoff from upstream; and, improving the drainage downstream from Cloudland. Historically, runoff stemming from upstream flows across Cloudland Drive and is a main cause of the roadway's deterioration.

In the letter from Charles Smith dated February 14, 2002, the property owners question why the burden of the cost of improving the conditions for the pass-through stormwater to Lakeshore Drive and ultimately Lake Jackson should be passed to them. Staff included this cost because installation of the crossdrain under Cloudland Drive will channel the runoff more efficiently than is presently happening under existing conditions. Residents living downstream have complained of localized flooding as a direct result of the Cloudland Drive runoff and because of a lack of maintenance. Attempting to concentrate the runoff, in combination with the grades involved, will only exacerbate the problem. To prevent this, staff has included an estimate for construction of drainage improvements from Cloudland Drive to Lakeshore Drive (Attachment 4, Drainage Outfall).

Options:

1. Accept Cloudland Drive 2/3 - 2/3 Paving Project Status Report.
2. Do not accept Status Report.
3. Board Direction

Recommendation:

Option #1.

Attachments:

1. Copy of Charles U. Smith's letter
2. Location Map
3. Copy of Cloudland Drive Property Owners Association's Petition
4. Preliminary 2/3-2/3 Construction Estimate - Cloudland Drive

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